

# LUCKY DRAW

买屋赢豪礼 Buy House,  
Win Exclusive Gifts

2-HP AIR  
CONDITIONER

4 x5

INSTANT  
WATER HEATER



x20



65" SMART TV

x3



ARUZ 1.5X



x1

AVETA

NOVA 125



x2

## COMPLIMENTARY GIFT

- SOLAR PV SYSTEM
- AUTO GATE
- M.S. FRAME ALUMINIUM GATE
- SMART LOCK

- INCOMING OUTDOOR WATER FILTER
- WATER PUMP
- INSTANT WATER HEATER POINT (ALL BATHROOM)
- CEILING TYPE EXHAUST FAN POINT (FOR ALL BATHROOM)

- AIRCOND POINTS (FOR ALL BEDROOM + LIVING HALL)
- EV CHARGING PORT
- POWER POINTS
- GATE LIGHT POINT

- WALL TYPE EXHAUST FAN POINT
- ELECTRICAL HOOD POINT
- ELECTRICAL HOB POINT
- INDOOR WATER FILTER OUTLET

# CAMPAIGN RULES & REGULATIONS

1. All buyers of any single storey bungalow, single storey semi-detached or double storey terrace houses offered for sale in TAMAN NUSA IMPIAN are eligible for ONE (1) draw token/ticket to win prizes in the "Buy & Win" campaign. First Thirty (30) Purchasers who sign up the SPA are entitled to FIVE (5) draw tokens/tickets. The prize draw of the campaign will be held at a date towards the completion of the project, to be determined at the Developer's sole decision.

The prizes of the Campaign consist of the following:-

- 1 x Grand Prize : One unit of PERODUA ARUZ 1.5X
- 2 x Second Prize : an Aveta Nova 125 Motorbike each
- 3 x Third Prize : a 65" Smart TV each
- 5 x Fourth Prize : a 2-hp Air Conditioner each
- 20 x Fifth Prize : an Instant Water Heater each

2. The Prizes will be drawn in descending order, with the fifth prize drawn first, followed by the fourth prize, and so on, with the Grand Prize last.
3. The Grand prize and second prizes comprise solely the vehicles, without insurance cover, road tax and registration fee of the vehicle.
4. Great Developer Sdn. Bhd. reserves the right to replace any of the illustrated prize with another merchandise of equivalent or approximate value, at the Developer's sole discretion without prior notice to the Purchasers. All prizes are non-transferable to any third party, exchangeable for cash and cannot be used to set-off against the purchase price of the property.
5. Any eligible Purchasers or the Winner shall be disqualified from participating in the "Buy & Win" campaign and/or claiming the prizes for the following reasons-

- 5.1. *If the loan documents are not executed before the date of the Draw, as the case maybe, for a Purchaser who obtains a loan; or*
- 5.2. *If the purchaser breaches or continue to breach any terms and conditions of the Sale and Purchase Agreement and/or the loan documents, or*
- 5.3. *If any of the cheques paid to Great Developer Sdn. Bhd. by the Purchaser is dishonoured at any time before the prize is claimed; or*
- 5.4. *If the outstanding Purchase Price or any payment remained unpaid to the Developer; or*
- 5.5. *If the Purchaser decides to transfer, assign, dispose the property to any third party, or cancelled to purchase at any time before he/she claims his/her prize.*

6. If the Sales & Purchase Agreement includes multiple purchasers, only the purchaser whose name appears in the "Acceptance Prize Letter" shall have the right to claim the "Buy & Win" campaign prize.
7. All disqualified Purchasers shall be excluded from further participating in the "Buy & Win" campaign.
8. In the event the Winner of the prize is disqualified for any reason whatsoever, Great Developer Sdn. Bhd. reserves the right to hold a re-draw for the affected prize.
9. Delivery and drawing of the prizes shall take place at a time to be announced in due course.
10. The campaign is open to all eligible Purchasers who are Malaysian, (except staff of GREAT DEVELOPER SDN.BHD. , its subsidiaries and associated companies, as well as their spouse and children in respect thereof), who must be purchaser of TAMAN NUSA IMPIAN (SINGLE STOREY BUNGALOW, SINGLE STOREY SEMI DETACHED OR DOUBLE STOREY TERRACE HOUSE).
11. Eligible Purchasers will be notified of the Draw date by email or whatsapp, and they will be invited to witness the Draw.
12. All decisions by the Developer concerning the Draw shall be final and conclusive and no correspondence and appeals shall be entertained.
13. The winner of the car and motorbike will be notified by post and their name(s) will be published in newspaper, or in GREAT DEVELOPER SDN.BHD.'S social media channels. All winners shall claim their prizes within thirty (30) days from the date of notification to collect the prize.
14. It shall be the responsibility of all eligible Purchasers to inform Great Developer Sdn. Bhd. in writing, of any change of address or contact number for purpose of notification.
15. Great Developer Sdn. Bhd. reserves the right to use the photograph of or images of all winners for publicity or any promotional materials.
16. In the event that the Winner is unable to claim the prize by reason of death, or any reason whatsoever, Great Developer Sdn. Bhd. reserves the right to give the prize to the successors-in- title, heirs and assigns of the Winner.
17. By participating in this campaign, eligible Purchasers agree to be bound by the official Rules & Regulations and decisions of Great Developer Sdn. Bhd.



宏屋业发展有限公司 Great Developer Sdn. Bhd.

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No. Lesen Penjualan: 30698/02-2020/040(A) • Tempoh Sah: 16/2/2024-15/2/2029 • No. Permit Nian dan Jualan: 30698-106-2027/0444(N)-L • Tempoh Sah: 6/6/2025-5/6/2027 • Pagangan Tanah: Hak Milik Kekal • Tarikh Jangka Siap: 2027 • Bebanan Tanah: Malayan Banking Berhad • Pelan Diluluskan: Majlis Perbandaran Muar (Ruj. MPA/PB/6/2022/PTE) • Jenis Rumah: Rumah Seesabuh 1 Tingkat 5,351 kps - 6,324 kps (Lusa Tanah) • Bilangan 2 Unit Harga (Min.) RM998,000 Harga (Maks.) RM998,000 • Rumah Bersekat 1 Tingkat 42' x 80' • Bilangan 18 Unit Harga (Min.) RM998,000 Harga (Maks.) RM1,111,100 • Rumah Teres 2 Tingkat 20' x 70' • Bilangan 65 Unit Harga (Min.) RM795,100 Harga (Maks.) RM969,120 • Rumah Teres Mampu Milik 1 Tingkat 20' x 70' • Bilangan 32 Unit Harga (Min.) RM140,000 Harga (Maks.) RM171,200

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

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